

REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION

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MAY 20, 2003

FROM: MICHAEL E. HAYS, DIRECTOR
LAND USE SERVICES DEPARTMENT/CURRENT PLANNING DIVISION

SUBJECT: CONSIDER THE ADOPTION OF AN ADDENDUM TO THE EIR FOR THE KAISER COMMERCE CENTER SPECIFIC PLAN, TO CONSIDER AN ORDINANCE TO AMEND THE KAISER COMMERCE CENTER SPECIFIC PLAN, AND TO CONSIDER THE ADOPTION OF THE SECOND CYCLE 2003 GENERAL PLAN AMENDMENT; APPLICANT: CCG ONTARIO, LLC; JCS/INDEX: 00246CQ/W128-81/2002/SPA02; APN: 0229-371-01*; COMMUNITY: FONTANA

RECOMMENDATION: CONDUCT a public hearing to consider and act on the following:

- A) Addendum to Environmental Impact Report for the Kaiser Commerce Center Specific Plan and General Plan Amendments
- (1) **ADOPT** the Addendum to Environmental Impact Report;
 - (2) **ADOPT** the revised Facts, Findings, and Statement of Overriding Considerations;
 - (3) **ADOPT** the revised Mitigation Monitoring and Reporting Program;
 - (4) **FILE** a Notice of Determination;
- B) Second Cycle 2003 General Plan Amendment
- (1) **CONSIDER** the Second Cycle 2003 General Plan Amendment for the following project: **Kaiser Commerce Center Specific Plan; Applicant: CCG Ontario, LLC (APN: 0229-371-01*)**;
 - (2) **ADOPT** the Resolution amending the County General Plan Official Land Use District from Regional Industrial (IR) to Kaiser Commerce Center/Specific Plan (KC/SP) on 68.5 acres included in the Second Cycle 2003 General Plan Amendment;
 - (3) **ADOPT** Findings as recommended by the Planning Commission;
 - (4) **READ** title only of proposed Ordinance amending the County General Plan Official Land Use Maps; and
 - (5) **WAIVE** reading of the entire text and **ADOPT**;
- C) Specific Plan Amendment for the Kaiser Commerce Center Specific Plan
- (1) **READ** title only of the proposed Ordinance to amend the Kaiser Commerce Center Specific Plan; **Applicant: CCG Ontario, LLC (APN: 0229-371-01*)**;
 - (2) **WAIVE** reading of the entire text;
 - (3) **ADOPT** Findings as recommended by the Planning Commission; and
 - (4) **CONTINUE** the ordinance to amend the Specific Plan to Tuesday, June 3, 2003, at 10:00 for adoption.

Record of Action of the Board of Supervisors

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AN ADDENDUM TO THE EIR FOR THE KAISER COMMERCE CENTER SPECIFIC PLAN AND AN ORDINANCE TO AMEND THE KAISER COMMERCE CENTER SPECIFIC PLAN AND THE SECOND CYCLE 2003 GENERAL PLAN AMENDMENT; APPLICANT: CCG ONTARIO, LLC.; APN: 0229-371-01*; COMMUNITY: FONTANA

May 20, 2003

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BACKGROUND INFORMATION: On April 13, 1999, the Board of Supervisors adopted the Kaiser Commerce Center Specific Plan (KCCSP), and certified an Environmental Impact Report (EIR) which addressed the environmental impacts associated with the development of the KCCSP. The specific plan is located on a portion of the former Kaiser Steel mill site. In August 2000, Kaiser Ventures sold the subject property to Catellus Development Corporation, which has become the principal developer of the plan area and the applicant for the proposed revisions.

On March 5, 2002, the Board of Supervisors adopted an amendment to the Specific Plan that deleted a planned truck stop, added an additional 1,042,305 square feet of industrial uses to the plan and made various other changes. Catellus has since constructed and gained occupancy of two large warehouses, and has four more currently under construction.

On January 24, 2003, the Department of Toxic Substance Control cleared a 62.5 acre portion of the previous east slag pile area for development. Catellus has been working to complete the reclamation activity on the Hecket - Multiserve slag processing operation on this site. Catellus (CCG Ontario, LLC) has requested that the KCCSP be expanded to include this area, increasing the total area to 468 acres. This requested action also requires a General Plan Amendment to change the Official Land Use District from Regional Industrial to the Specific Plan designation. The remaining portion of the east slag pile site currently does not have clearance, and a majority of the site will be retained as a landfill area, requiring a landfill closure plan. There is some land along the south side of San Bernardino Avenue that Catellus is working to obtain development clearance from the Department of Toxic Substance Control, including a possible Fire Station location.

The applicant has also requested that the Specific Plan be amended to allow the maximum overall authorized square footage of industrial building to be 10,628,615 square feet. This is a 5,076,970 square foot increase. In addition, the applicant has requested to amend the Specific Plan to establish standards for monument signs in the street medians and to create a different parking standard for large warehouse/distribution centers.

On April 24, 2003, the County Planning Commission conducted a public hearing regarding this proposal and reviewed the Initial Study and the proposed Addendum to the EIR. The Planning Commission recommended approval of the project understanding that the proposed project continues to have significant impacts on traffic and air quality, but found that the impacts were no greater than those approved originally in 1999.

REVIEW BY OTHERS: This item has been reviewed by Deputy County Counsel Robin Cochran on May 6, 2003, and by the County Administrative Office, Patricia M. Cole, Administrative Analyst III on May 9, 2003. The Planning Commission hearing was conducted on April 24, 2003.

FINANCIAL IMPACT: There are no financial impacts associated with this item.

SUPERVISORIAL DISTRICT(S): 2nd

PRESENTER: Julie M. Rynerson, Division Chief - Current Planning Division, 387-4146